City of Santa Maria
Recreation and Parks Department
REQUEST FOR BIDS TO LEASE LAND FOR
AGRICULTURE AND/OR GRAZING PURPOSES

Release Date: May 28, 2019
Response Date: June 28, 2019
Questions: Rudy Gutierrez, Recreation Coordinator – Los Flores Ranch Park
(805) 925-0951 ext. 2353

INVITATION TO SUBMIT BIDS

The City of Santa Maria Recreation and Parks Department ("City") requests bids from agriculture and livestock companies.

BACKGROUND INFORMATION

Historically, Los Flores Ranch (LFR) has been a prime grazing location for local livestock companies when it was owned by various energy companies. In 2008, the City of Santa Maria acquired the property from Chevron USA for the development of a regional landfill, surrounded by a City park. Today the park offers public access to over 10 miles of trails for hiking, biking and equestrian use and is open Thursdays through Sundays from 8 a.m. to 7 p.m.; with maintenance operations seven days per week 9 a.m. to 3 p.m. For the past 10 years, the City has leased portions of the park for agricultural and grazing operations. The Los Flores Ranch is located approximately 12 miles from downtown Santa Maria in the Solomon Hills. The main ingress and egress for lease purposes is off of State Route 101 Exit 161 Solomon Summit. The property has a working water well that has been powered by a diesel generator (not supplied by the City). Additionally, a City owned 10,000 gallon water tank is available for use to irrigate the farmland and to provide a water source for livestock. The City prefers to enter into an agreement that is mutually beneficial for both parties. The City proposes a one year lease with options for up to four one year extensions, but MAY be open to other lease arrangements.

REQUEST FOR BIDS

Attachment "A" shows the area considered open for a grazing lease, approximately 350 acreage. Attachment "B" is the basic information on the grazing parcel. Agricultural lease site is limited to the approximate 33 acres shown in Attachment "C." Attachment "D" is the basic information on the agricultural parcel. The City will not consider the use of any other area of Los Flores Ranch for grazing or agriculture. Note: Bidder(s) may provide different "monthly per acre bids" for agriculture and/or grazing parcels, place bid information in the form below.

SPECIFIC TERMS AND CONTRACTS

The final lease contract will define all lease terms. The following information is provided for your initial calculations. All livestock must be contained in a fenced area, all fencing surrounding grazing site(s) shall be the responsibility of the bidder install, move and remove as required by the City. LFR Park is open to the public, there is the potential for interaction between livestock and the public. The agricultural area is not open to the public. The successful bidders must be available to respond within 3 hours to correct any issues that develop upon their lease site(s). All bidders must meet the City’s liability insurance requirements. Lease payments are due in 3 installments, first payment due on the first day of the lease; second payment due the last day of the fourth month; third payment due the last day of the eighth month. A security deposit may be required. Those bidders who are willing to work with the City on youth agricultural education programs will be given preference. The City has the right to refuse all bids. Interested parties may call the phone number listed above for questions or to arrange to view the City property being offered for lease.
BID INSTRUCTIONS

Complete all blank fields on this form and return in a sealed envelope to the address provided below. Bids will remain unopened until after the closing date has passed. Bids will not be publicly opened.

City of Santa Maria
Recreation and Parks Department
615 South McClelland Street
Santa Maria, CA 93454

Sealed envelopes must note: "Agriculture and/or Grazing Land Lease - Request for Bids"

Bidders Name

Contact Person

Mailing Address________________________ City, State, Zip________

Phone Number

The above submits the following bid for the item(s) indicated.

<table>
<thead>
<tr>
<th>Description of Item</th>
<th>Quantity (Acres)</th>
<th>Monthly Price/Acre</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Agriculture Use</td>
<td></td>
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<tr>
<td>Grazing Use</td>
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<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td></td>
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</tbody>
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Please provide the specific GRAZING site(s) you are bidding on. Provide number and type of animals used on site for the grazing:

________________________________________________________________________

________________________________________________________________________

For AGRICULTURE PRODUCTION, please provide the type of crops you plan to cultivate:

________________________________________________________________________

________________________________________________________________________

I have read and understand the information in this request for bids.

Signature of Authorized Representative_________________________ Date_________
Los Flores Ranch Grazing Lease Parcel – General Descriptions

Map of site provided.

Access - There are two access points to the parcel. #1 at the LFR Corral entrance. 
#2 at the US 101 north bound on ramp. Both locations may need additional fencing/gates.

Size - Approx. 375 acres, bordered in grey line on map.

Terrain – Rolling hills, with 4 canyons, 3 dry creek beds

Trail interaction – There are 3 main public access trails that traverse the 375 acres, shown in black lines.

Fencing – Currently there is fencing along the US 101 frontage and between the vineyard to the west and ranch to the north. These fence may require repairs at leasee’s expense. New Fencing will be required along the eastern and southern lease lines shown in grey. Gates will be required at each trail/road interface, to allow for vehicle and public access over the leased land.

Water – There is no water available at this location. Placement of a water tank and access to an onsite well can be negotiated.

Rancher Contact – A 24 hour emergency contact number must be provided to the City; and response to calls must be within 3 hours of the initial call.

Motor vehicles – Access is allowed with prior City approval.

Clean up – All trash, debris created by occupancy.

No land modifications are permitted without prior City approval.

Other terms and requirements will be discussed with selected leasee.
Los Flores Ranch Farming Lease Parcel – General Descriptions

Map of site provided.

Access - There is one access point to the parcel. Exit 161 US 101 access road.

Size - Approx. 30 acres, shown on map.

Terrain – valley surrounded by rolling hills

Fencing – Currently there is fencing along most of the site, the US 101 frontage and between the vineyard to the east. North boundary may need additional fencing/repairs. These fence and repairs are at the leasee’s expense. Gates will be required at each road interface, to allow for vehicle access.

Water – There is a 10,000 gal water tank at the site and very productive water well that needs a generator to energize the well. This well is SHARED with the City and cattle grazing leasee. All tubing required for extending irrigation to crops is at the leasee expense and must be approved by the City.

Rancher Contact – A 24 hour emergency contact number must be provided to the City; and response to calls must be within 3 hours of the initial call.

Motor vehicles – Access is allowed with prior City approval.

Clean up – All trash, debris created by occupancy.

No land modifications are permitted without prior City approval.

Other terms and requirements will be discussed with selected leasee.

Attachment D - Farming